



CHALLAN
MTR Form Number-6



GRN	MH006062103202324E	BARCODE	01/08/2023-15:56:44		Date	01/08/2023-15:56:44	Form ID	25.1
Department		Inspector General Of Registration		Payer Details				
Stamp Duty		TAX ID / TAN (If Any)						
Type of Payment		Registration Fee		PAN No. (If Applicable)				
Office Name		NOR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		Ms S R GROUPS		
Location		NAGPUR		Flat/Block No.		Survey No. 283/2		
Year		2023-2024 One Time		Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		Mouza Laws, Tahsil Nagpur Gramin		
0030046401 Stamp Duty		100.00		Area/Locality		Nagpur		
0030063301 Registration Fee		100.00		Town/City/District				
				PIN		4 4 0 0 2 3		
				Remarks (If Any)				
				SecondPartyName=Ramesh Gorakhnath				
				Phone-CA-31600000-Marketval=25938250				
Total		200.00		Amount In Words		Two Hundred Rupees Only		
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN		Ref. No.		00040572023080146497		IK0CJTKRB4
Cheque/DD No.		Bank Date		RBI Date		01/08/2023-15:24:56		Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दस्तावेज निबन्धक कार्यालयत मोदणी कार्यालयत दस्तावेजी लागू आहे. मोदणी न फटाक्याच्या दस्तावेजादी सदर चलान लागू नाही.

Mobile No. : 9850233876

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
FRN 0508202301680	Date 05/08/2023
Received from self, Mobile number 9999999999, an amount of Rs. 1040/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 05/08/2023
Bank CIN 10004152023080501568	REF No. IGAPZLUHV5
This is computer generated receipt, hence no signature is required.	

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SALE DEED

Valued at Rs. 3,16,00,000/-

Market Value as per A.S.R. Rs. 2,59,38,250/-

Mouza: Lawa, Khasra No. 283/2, Tahsil: Nagpur Gramin, District: Nagpur.

Agreement to Sell dated 02-03-2023 registered at Sr. No. 1459/2023 in Book No. 1 on 02-03-2023 withy Sub Registrar Nagpur Gramin No. 10 by paying Stamp Duty of Rs. 18,96,000/- and Registration of Fee of Rs. 30,000/-.

THIS SALE DEED OF AGRICULTURAL LAND is made and executed at Nagpur on this 7th day of August, 2023.

BETWEEN

Shri Ramesh S/o Gorakhnath Dhone

Age 69 Years, Occ.-Retired

PAN No. AFRPD1374A

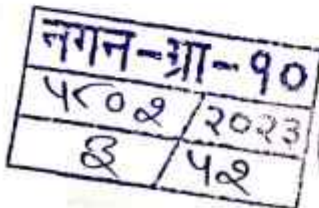
Aadhar ID 4047 3421 6686

Cell No.9665958940

R/o Plot No.4, Flat No.2, Anjali Apartment, Near Gajanan Mandir, Rahul Nagar, Wardha Road, Somalwada, Nagpur 440025 (hereinafter referred to as the **VENDOR** which expression shall unless repugnant to the context or the meaning thereof, mean and include the Vendor, his legal heirs, representatives, executors, administrators, successors, assigns, nominees etc. of the one part)

AND

M/s. S R GROUPS, a Partnership Firm Incorporated on 21/1/2023 having PAN No. AEXFS7225J having its office at Plot No. 10, Lokkalyan Society, Dabha, Nagpur - 440023 through its **Partners [1] Shri Rajesh Devaji Lade**, Age 52 Years, [Cell No. 9850307242] UID No. 9910 2889 1127, R/o A-405, Forest Employee Co-Operative Society, Katol Road, Near Centre Point School, Seminary Hills, Nagpur 440013 & **[2] Shri Sachin Balkrushna Ingle**, Age 40 Years, [Cell No. 9990006662] UID No. 4086 7836 6779 R/o Waradkar Layout, 31 Priti Society, Gayatrinagar, Hazaripahad, Vayusena Nagar, Nagpur 440007 (hereinafter referred to as the **PURCHASER**, which expression shall unless repugnant to the context or the meaning thereof, mean and include the Purchaser/Partnership Firm, its partners, executors, administrator, successors, assigns, nominee etc. of the other part);



WHEREAS the land bearing field survey number 283 total admeasuring 1.95 ha under occupancy right class-1, A/c No. 28, Assessed at Rs. 5.5 yearly, P.H. No. 4, at Village/Mauza LAVA, Tahsil Nagpur Rural, District Nagpur (for short "Said Entire Land") originally belonged to Shri Gorakhnath Dhone;

AND WHEREAS, by WILL dated 7/2/2002, said Shri Gorakhnath Dhone had bequeathed Said Entire Land to and in favour of his wife Smt. Nenubai Dhone and elder son Shri Ramesh Gorakhnath Dhone jointly and consequently after his death, the said Entire Land devolved upon Smt. Nenubai Dhone and elder son Shri Ramesh Gorakhnath Dhone each of them having 50 % share in it;

AND WHEREAS, the co-sharer Smt. Nenubai Dhone had also bequeathed her 50 % share in the Said Entire Land in favour of her other son Shri Pravin Dhone and 03 married daughters namely Smt. Sulbha Jaideo Patil, Smt. Parag Jagdish Ramteke & Smt. Sanghmitra Ratnakar Gajre, upon her death on dated 16/9/2009, her 50 % share devolved upon the aforesaid beneficiaries jointly;

AND WHEREAS, in RCS No. 589/2013 decided by 18th Joint Civil Judge Senior Division Nagpur brought by Vendor herein namely Ramesh Gorakhnath Dhone against beneficiaries under the Will of Smt. Nenubai Dhone namely Pravin Dhone and 03 married daughters namely Smt. Sulbha Jaideo Patil, Smt. Parag Jagdish Ramteke & Smt. Sanghmitra Ratnakar Gajre, partition of Said Entire Land was effected by recording Compromise and in terms thereof, by Compromise Decree for Partition Dated 29/1/2022, Said Entire Land was divided and partitioned in 2 parts, out of which Eastern Side Half Portion admeasuring 0.975 Hectare was allotted and given to the exclusive share, possession and title of the Vendor of the one part and the remaining half portion being Western Side part of Said Entire Land was given to the joint ownership and some of said Shri Pravin Dhone; Smt. Sulbha Jaideo Patil; Smt. Parag Jagdish Ramteke & Smt. Sanghmitra Ratnakar Gajre;

AND WHEREAS, in view of partition is recorded in the compromise decree, the Vendor of the one part had got his Eastern Side Half Portion admeasuring 0.975 Hectare which is more elaborately described in the schedule hereunder and henceforth referred to as the "Said Land" for the sake of brevity duly mutated in the revenue record and also got the same formally sub-divided and duly demarcated by getting the measurement of Said Land done through TILR/Revenue Department and presently Said Land is held and possessed by him as sole, absolute and exclusive owner and all outgoing liabilities in relation thereto are being discharged by him regularly;

AND WHEREAS, the Vendor of the one part being unable to utilise said land to the best of its potentiality and he being in need of money to meet other

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pressing needs of his family, it is decided by him to dispose off "Said Land" by way of absolute sale at prevailing market rate and the Purchaser of the other part having envisaged interest to own and possess the said land had offered to purchase the same for a total consideration of Rs.3,16,000,00/- (Rs. Three Crore Sixteen Lac only);

AND WHEREAS, the offer of the Purchaser being reasonable and fair, upon due deliberation and negotiation, the Vendor of the one part agreed to sale and the Purchaser of the other part agrees to purchase "Said Land" along with all rights, title, interest, vacant possession and easements annexed thereto for said consideration and both the parties entered into Agreement to Sell dated 02-03-2023 which is duly registered at Sr. No. 1459/2023 in Book No. 1 on 02-03-2023 withy Sub Registrar Nagpur Gramin No. 10 by paying requisite Stamp Duty of Rs. 18,96,000/- and Registration of Fee of Rs. 30,000/- thereon

AND WHEREAS, the Purchaser have made entire payment of consideration to the Vendor and now the parties desire to register the Sale Deed,

NOW THEREFORE THIS SALE DEED witnesses as under:

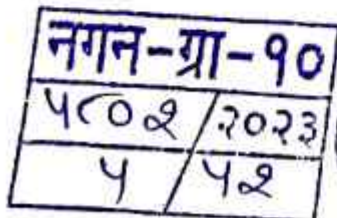
1. That in pursuance of abovesaid Agreement and in consideration of Rs. 3,16,000,00/- (Rs. Three Crore Sixteen Lac only) paid by the Purchaser to the Vendor, the receipt of which is acknowledged herewith by the Vendor, the Vendor hereby declare that he has conveyed, transferred and assigned all his rights, title and interest in ALL that piece and parcel of Agricultural Land bearing **Field Survey No. 283/2**, admeasuring **0.975 Hectare**, P.H. No.4-A, Assessed at Rs. 2.75/- yearly, under Occupancy Right Class-1 situated at **Mauza: LAVA, Tahsil Nagpur Rural, District Nagpur**, to the Purchaser more specifically and elaborately described in the Schedule of Property hereunder and the Purchaser shall be entitled to undisturbed and quiet possession and peaceful enjoyment of the said property without any hindrance.

2. That the consideration of Rs. 3,16,000,00/- (Rs. Three Crore Sixteen Lac only) has been paid by the Purchaser to the Vendor as under:

Rs. 41,00,000/- through RTGS on 22-02-2023 UTR No. UTIBR52023022200359887/2911.

Rs. 40,00,000/- through RTGS on 08-02-2023 UTR No. UTIBR5202302080035172/2911.

Rs. 25,00,000/- through RTGS on 16-02-2023 UTR No. UTIBR52023021600364530/2911.



Rs. 33,98,600/-	through RTGS on 24-02-2023 UTR No. 52023022400356389.
Rs. 28,00,000/-	through RTGS on 17-07-2023 UTR No. AXSK231980023307.
Rs. 22,00,000/-	through RTGS on 21-07-2023 UTR No. UTBIR52023072100362142.
Rs. 10,00,000/-	through Cheque No. 004776 dated 08-08-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004777 dated 23-08-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004778 dated 03-09-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004779 dated 18-09-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004780 dated 28-09-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004781 dated 13-10-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004782 dated 17-10-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004783 dated 21-10-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004784 dated 25-10-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004785 dated 27-10-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004786 dated 29-10-2023 drawn on Axis Bank Ltd.
Rs. 10,00,000/-	through Cheque No. 004787 dated 30-10-2023 drawn on Axis Bank Ltd.
Rs. 2,85,400/-	through Cheque No. 004788 dated 31-10-2023 drawn on Axis Bank Ltd.
Rs. 3,16,000/-	

To the income tax department by way of 1% TDS leviable on this transaction for and on behalf of and in the PAN number of the Vendor.

Rs. 3,16,00,000/-

TOTAL (Rupees Three Crore Sixteen Lac Only).

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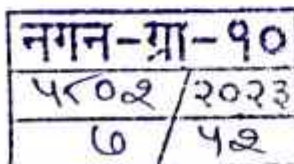


The Vendor hereby acknowledge the receipt of entire consideration as stated above from the Purchaser with further understanding that last 13 payments are being made through Post dated Cheques and the Purchaser has undertaken the responsibility to arrange for and to ensure the encashment of said Post dated cheques on due dates without fail with further understanding that in the event of dishonour of said Post dates cheques, the Vendor shall recover the same from Purchaser with interest @ 2 % per month through legal process, which shall be in addition to the right of Vendor to prosecute the Purchaser for offence U/s. 138 Negotiable Instrument Act.

3. That the Vendor hereby state and assure that the property sold is exclusively owned by him alone and none except him has any right, title and interest of whatsoever nature of any kind on the said property and the property is free from encumbrances of all kind. The Vendor has made it clear that he has not created any sort of charge, lien, gift, trust, hypothecation or pledge, mortgage etc. on the property any time nor any dispute or litigation or suit is pending before any judicial or quasi judicial authority, nor any notice from any court of law or from any third party regarding any dispute of property sold or pertaining to title, claim, share, possession etc. or any interest of whatsoever nature to the sold property, neither he has committed any act prohibiting the sale of the said property nor he has entered into agreement of sale of the said property, lease, tenancy, gift etc. with the third party before this sale and he has got perfectly good and marketable title.

4. That the Vendor hereby declare that he has valid and marketable title to the property and the property is free from all encumbrances, charges, leases etc. and he has not done anything whereby the said property or the right, title and interest therein may in any manner be charged within the payment of any money, charges, taxes, cesses etc. In case of any claim made by anybody adversely affecting the title of the Purchaser the Vendor agree to indemnify the Purchaser for any loss that may be caused due to defect in his title.

5. That in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same is discovered to which this sale is not subject, the Vendor shall pay to the Purchaser by way of damages, the whole amount of the sale price or such part of it, as proportionate to the effected portion of the said land, as the case may be.

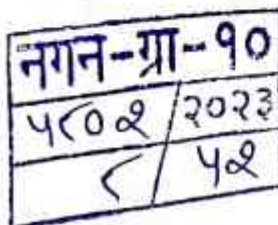


6. That the Vendor will at the cost of the person requiring the same, execute and do every such assurance necessary for further and more perfectly assuring the said property to the Purchaser, as well as, their heirs, executors and assigns as may reasonably be required.
7. That the Vendor has delivered the Original relevant documents of the said property to the Purchaser at the time of execution of Sale Deed.
8. That the Vendor has delivered the possession of the said property to the Purchaser physically in vacant condition on execution of this Deed.
9. That the Vendor will support mutation applications made by the Purchaser in respect of the Property sold herewith to the authorities such as Revenue Records and any other Statutory Authorities.
10. That the Purchaser is required to pay the Land Revenue to the State Government or Statutory Body on the property from the date of Sale Deed.
11. That the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this Sale nor shall any compensation be allowed in respect thereof to the Purchaser but all such mis-statement, error or omission shall always be subject to correction by the parties hereto.
12. That all expenses for preparation of Sale Deed, Stamp Duty, Registration Fees and Professional Fees has been paid by the Purchaser.

SCHEDULE OF PROPERTY

ALL that piece and parcel of Agricultural Land bearing Field Survey No. 283/2, admeasuring 0.975 Hectare, P.H. No.4-A, Assessed at Rs. 2.75/- yearly, under Occupancy Right Class-1 situated at Mauza: LAVA, Tahsil Nagpur Rural, District Nagpur, alongwith all Trees, Shrubs, Crops, right of pathways, easement rights appurtenant and belonging thereto etc. and the same is bounded as under:-

- | | |
|-----------------|--------------------------------|
| On its East by | - Land of Survey/Gut No. 48 |
| On its West by | - Land of Survey/Gut No. 283/1 |
| On its North by | - Land of Survey/Gut No. 25 |
| On its South by | - Road |



IN witness whereof, the Vendor and the Purchaser had annexed their respective signatures to this Sale Deed in presence of the witnesses with their free consent and will and the same shall bind the parties herein as also their respective legal heirs, successors, representatives, executors, administrators, assigns, nominees etc.




(Ramesh Gorakhnath Dhone)
VENDOR



For M/s S R Groups




(Rajesh Devaji Lade)




(Sachin Balkrushna Ingle)
Partners
PURCHASER



Witnesses:


1. Vaibhav Dhone




2. Shrikant V. Wankhede



Drafted By: B.R. Khumkar, F-25, Sai Regency, Ravi Nagar Square, Nagpur, Nagpur - 440033.
M-9422103894, 9850233876, E-Mail: mkhumkar@gmail.com



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महाराष्ट्र सरकार

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधीत ठेवणे) नियम १९७१ च्यातील नियम ३.५.६ आणि ७]

गाव :- लाका त.रा.क्र. ४ अ (५३५८५६)

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर



ULPN : 14133193357

भूमापन क्रमांक व उपविभाग २८३/२

14133193357

मुद्यारणा पद्धती भोगवट्यादार वर्ग - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.पो.मी	२०५५	रमेश मोरखनाथ डोले	०.९९.५०	२.४५		(४०२५)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत ०.९९.५०							इतर
बागायत -							उप अधिकार मूनी अभिलेख नागपूर प्रांतिप वॉचे
एकुण							कडील क्र.दु.लि/आकार फोड
ला.पो. क्षेत्र ०.९९.५०							पत्रक/मोजा-ला.क्र/२०२२ जाचक क्र १३९२५ दि
							२६/१२/२२ च्या आदेशानुसार फोड हिस्सा
							करणघात आला (४०२५)
ब) पोटखराब क्षेत्र							
(लागवड अयोग्य)							
वर्ग (अ) -							प्रलंबित फेरफार : नाही.
वर्ग (ब) -							
एकुण							शेवटचा फेरफार क्रमांक : ४०२५ व दिनांक :
पो.ख.क्षेत्र ०.००.००							०९/०९/२०२३
एकुण क्षेत्र ०.९९.५०							
(अ+ब)							
आकारणी २.४५							
जुडी किंवा विशेष							
आकारणी							
नगन-ग्रा-१० ५८०२/२०२३ ११/५२							
जुने फेरफार क्र : (२४४) (६४०) (१४३६) (२८६४) (३९२२)							सीमा आणि भूमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ०९/०३/२०२३:१२:१३:२६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गल नमुना क्रमांक १२ या वेब साईटवर प्रकाशित असल्यामुळे ७/१२ अभिलेखावर नर कोणत्याही सही किंवा चिन्हाची आवश्यकता नाही.

७/१२ डाऊनलोड दि. : ०९/०८/२०२३ : १२:३८:४२ PM, केवळ पडताळणीसाठी <https://digitalsahara.mahathuri.gov.in/dst/> या संकेत स्थळावर जाऊन ७९४९१०००१३४६९७१ हा क्रमांक वापरावा.

पृष्ठ क्र. ५/२



गाव नमुना बारा (विकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

जिल्हा :- नागपूर

तालुका :- नागपूर (ग्रामीण)

गाव :- लाव्हा त.सा.क. ४ अ (५३५८५६)

भुमापन क्रमांक व उपविभाग २८३/२

वर्षे	हंगाम	खाले क्रमांक	विकाचा प्रकार	विकाचे नाव	विकाखालील क्षेत्राचा तपशील			लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
					जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	रचरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप :- " सदरची नोंद मोबाइल ऑप द्वारे घेणेत आलेली आहे



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५८०२/२०२३
१२/५२



अहवाल दिनांक : ३१/०५/२०२१



महाराष्ट्र शासन

गांव नमुना सार

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- लाक्का

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

शेवटचा फेरफार क्रमांक : २८५७ व दिनांक : २९/१२/२०१७

मुगापन क्रमांक व उपविभाग : २८३

मुगापन क्रमांक व उपविभाग २८३	भू-धारणा पद्धती भोगवट्यासारखी - १	भोगवट्यासारखे नांव	क्षेत्र	आकार	चौ.ख.	फे.फा	खाते क्रमांक
शेताचे रचनात्मक नांव :-							
क्षेत्र एकक	हे.आर.चौ.मी	रमेश गोरखनाथ ढोणे				(1436)	११५८
जिरायत	१,९५.००	संधुमित्रा रत्नाकर गजरे				(1436)	कुळाचे नाव
बागायत	-	पराग जगदीश रामटेके				(1436)	इतर अधिकार
तरी	-	प्रविण गोरखनाथ ढोणे				(1436)	इतर
वरकस	-	शुलभा जयदेव पाटील				(1436)	आंबा झाड १ (२२७)
इतर	-	सामाईक क्षेत्र	1.95.00	5.50			गोरख ०-५-४ (२२७)
एकुण क्षेत्र	१,९५.००						त्यावर खालीलप्रमाणे हिस्से आहे (२२७)
पोट-खराब (लागवडीस अयोग्य)							दुरुस्ती आदेश के.क्र. २२७ दि. २०/५/०२
वर्ग (अ)	-						(२२७)
वर्ग (ब)	-						देवकी ०-५-४ (२२७)
एकुण चौ.ख.	०.००.००						मारोती ०-५-४ (२२७)
आकारणी	५.५०						इतर
जुडी किंवा विशेष	-						दि. २२/०६/०९ आदेश (६४०)
आकारणी							इतर
							नोन्ड दि. ०२/०७/२०१५ (१४३६)
							विवादग्रस्त पंजीतील नोन्ड क्र १४ दि.
							०२/०७/२०१४ (१४३६)
जुने फेरफार क्र. (६४०) २८५७							सीमा आणि मुगापन विन्हे :



गन-ग्रा-१०

१८०२/२०२३

१३/५२

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- लाक्का

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

शेवटचा फेरफार क्रमांक : २८५७ व दिनांक : २९/१२/२०१७

मुगापन क्रमांक व उपविभाग : २८३

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
		वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
२०१८-१९	खरीप							कापुरा		०.५०००	ईमारत पड	०.०१००	विहिर	
								संत्री	०.३०००		चराई पड	०.६४००		
								पपई	०.१०००					
								मुळा		०.४०००				
२०१९-२०	खरीप							संत्र	०.३०००		घरपड	०.०१००		
								पपई	०.१०००		पडळ	०.२४००		

									मुळा	०.४०००				
									कापुरा	०.५०००				
२०२०-	खरीप								तुर	०.२०००	ईमारत पड	०.०१००	विहिर	
२१									कापुरा	०.६०००	चराई पड	०.२४००		
									रात्री	०.४०००				
									पफई	०.१०००				
									मुळा	०.४०००				

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- ३१/०५/२०२१

सांकेतिक क्रमांक :- २४०९०००९०१०८२८००००५२०२११२८५

(नाव :- नरेंद्र केवलराम तगाने)

तलाठी साक्षात :- फेटरीता :- नागपूर (ग्रामीण) जि :- नागपूर

तलाठी साक्षात :-
तहसिल नागपूर (ग्रामीण)

नगन-ग्रा-९०
५८०२/२०२३
१४/५२



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0103202313488	Date 01/03/2023
Received from self, Mobile number 9999999999, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 01/03/2023
Bank CIN 10004152023030112543	REF No. IGAPFHWTM5
This is computer generated receipt, hence no signature is required.	

नगन-ग्रा-१०
१४५९/२०२३
२/३९



नगन-ग्रा-१०
५८०२/२०२३
१६/५२



BEFORE THE SUB-REGISTRAR, NAGPUR GRAMIN

AGREEMENT TO SELL

Purchase Value Rs.3,16,00,000/-

Market Value Rs. 2,59,38,250/-

Stamp Duty of Rs.18,96,000/- & Registration Fees of Rs. 30,000/- is paid by echallan

Item No. 9.4.2, Rate Rs.3,470/- per Sqr. Mt.

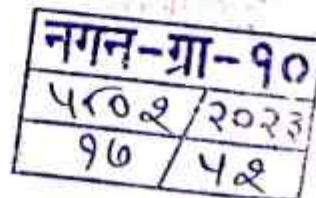
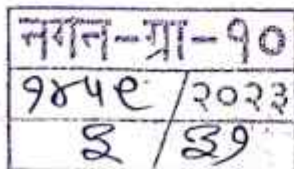
This AGREEMENT FOR SALE is executed on this
02nd day of March, 2023

BETWEEN

Shri Ramesh S/o Gorakhnath Dhone, Age 69 Years, Occ.- Retired [PAN No.AFRDP 1374 A] [Aadhar ID 4047 3421 6686] Cell No.9665958940 R/o Plot No.4, Flat No.2, Anjali Apartment, Near Gajanan Mandir, Rahulnagar, Wardha Road, Somalwada, Nagpur 440025 (hereinafter referred to as the VENDOR which expression shall unless repugnant to the context or the meaning thereof, mean and include the Vendor, his legal heirs, representatives, executors, administrators, successors, assigns, nominees etc. of the one part)

AND

M/s. S R GROUPS, a Partnership Firm Incorporated on 21/1/2023 having PAN No. AEXFS7225J having its office at Plot No. 10, Lokkalyan Society, Dabha, Nagpur - 440023 through its Partners [1] Shri Rajesh Devaji Lade, Age 52 Years, [Cell No. 9850307242] UID No. 9910 2889 1127, R/o A-405, Forest Employee Co-Operative Society, Katol Road, Near Centre Point School, Seminary Hills, Nagpur 440013 & [2] Shri Sachin Balkrushna Ingle, Age 37 Years, [Cell No. 9990006662] UID No. 4086 7836 6779 R/o Waradkar

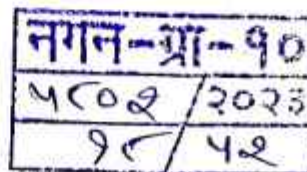
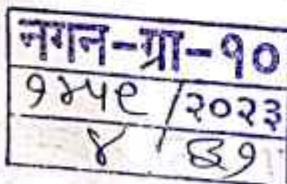


Layout, 31 Prithi Society, Gayatrinagar, Hazaripahad, Vayusena Nagar, Nagpur 440007 (hereinafter referred to as the PURCHASER, which expression shall unless repugnant to the context or the meaning thereof, mean and include the Purchaser/Partnership Firm, its partners, executors, administrator, successors, assigns, nominee etc. of the other part);

WHEREAS the land bearing Field Survey/Gut No.283 total admeasuring 1.95 Hectare under occupancy right Class-1, A/c No. 28, Assessed at Rs.5.5 yearly, P.H. No. 4, at Village/Mauza LAVA, Tahsil Nagpur Rural, District Nagpur (for short "Said Entire Land") originally belonged to Shri Gorakhnath Dhone;

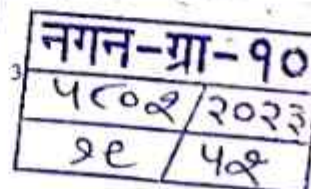
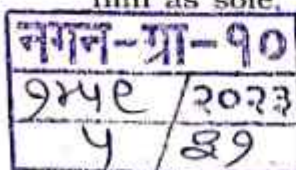
Whereas by WILL dated 7/2/2002, said Shri Gorakhnath Dhone had bequeathed Said Entire Land to and in favour of his wife Smt. Nenubai Dhone and elder son Shri Ramesh Gorakhnath Dhone jointly and consequently after his death on dated 8.5.2007, said Entire Land devolved upon Smt. Nenubai Dhone and elder son Shri Ramesh Gorakhnath Dhone each of them having 50% share in it;

Whereas the co-sharer Smt. Nenubai Dhone had also bequeathed her 50 % share in the Said Entire Land in favour of her other son Shri Pravin Dhone and 03 married daughters namely Smt. Sulbha Jaideo Patil, Smt. Parag Jagdish Ramteke & Smt. Sanghmitra Ratnakar Gajre by executing a WILL dated 16.9.2009, upon her death on dated 25.5.2014, her 50% share devolved upon the aforesaid beneficiaries jointly;



Whereas in RCS No. 589/2013 decided by 18th Joint Civil Judge Senior Division Nagpur brought by Vendor herein namely Ramesh Gorakhnath Dhone against beneficiaries under the Will of Smt. Nenubai Dhone namely Pravin Dhone and 03 married daughters namely Smt. Sulbha Jaideo Patil, Smt. Parag Jagdish Ramteke & Smt. Sanghmitra Ratnakar Gajre, partition of Said Entire Land was effected by recording Compromise and in terms thereof, by Compromise Decree for Partition Dated 29/1/2022, Said Entire Land was divided and partitioned in 2 parts, out of which Eastern Side Half Portion admeasuring 0.975 Hectare was allotted and given to the exclusive share, possession and title of the Vendor of the one part and the remaining half portion being Western Side part of Said Entire Land was given to the joint ownership and possession of said Shri Pravin Dhone; Smt. Sulbha Jaideo Patil; Smt. Parag Jagdish Ramteke & Smt. Sanghmitra Ratnakar Gajre;

Whereas in view of Partition as recorded in the compromise decree, the Vendor of the one part had got his Eastern Side Half Portion admeasuring 0.975 Hectare which is more elaborately described in the schedule hereunder and henceforth referred to as the "Said Land" for the sake of brevity duly mutated in the revenue record and also got the same formally sub-divided numbering the same as Survey/Gut No.283/2, Assessed at Rs.2.75, A/c No.2055 admeasuring 0.975 Hectare and duly demarcated by getting the measurement of Said Land done through TILR/Revenue Department vide Measurement Case No.282/2022 dated 7.11.2022 and presently Said Land is held and possessed by him as sole, absolute and exclusive owner and all outgoing



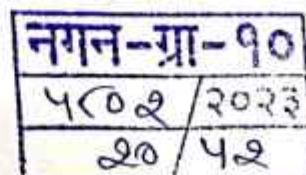
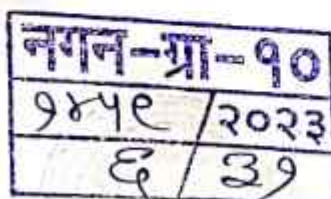
liabilities in relation thereto are being discharged by him regularly;

Whereas, the Vendor of the one part being unable to utilise Said Land to the best of its potentiality and he being in need of money to meet other pressing needs of his family, it is decided by him to dispose off Said Land by way of absolute sale at prevailing market rate and the Purchaser of the other part having envisaged interest to own and possess the Said Land had offered to purchase the same for a total consideration of Rs.3,16,000,00/- (Rs. Three Crore Sixteen Lac only);

Whereas the offer of the Purchaser being reasonable and fair, upon due deliberation and negotiation, the Vendor of the one part agrees to sale and the Purchaser of the other part agrees to purchase Said Land along with all rights, title, interest, vacant possession and easements annexed thereto for said consideration on terms and conditions appearing hereunder.

NOW THEREFORE THIS AGREEMENT FOR SALE BETWEEN
THE PARTIES WITNESSETH AS UNDER

1. Vendor of the one part do hereby assure the Purchaser of the other part and further declare that Said Land as described in the schedule hereunder is his absolute, exclusive and separate property and as such he holds and possess absolute right, title, interest and possession in relation thereto and consequently he is entitled to deal with and to dispose off the

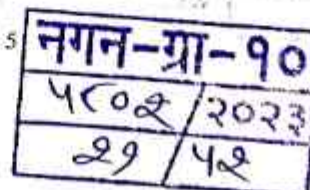
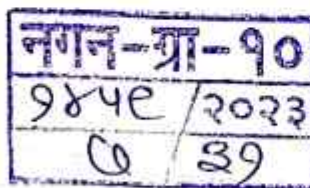


same in favour of the Purchaser of the other part.

2. Vendor of the one part has agreed to sale all that piece and parcel of Said Land described in the schedule hereunder and the Purchaser of the other part agrees to purchase the same along with all rights, title, interest, possession and the easements annexed thereto for a total consideration of Rs.3,16,00,000/- (Rs.Three Crore Sixteen Lac only) and in consideration thereof, agrees to transfer by way of sale, Said Land with good, valid and marketable title in favour of the Purchaser of the other part.
3. Out of the total agreed sale consideration of Rs.3,16,00,000/- (Rs.Three Crore Sixteen Lac only), the Purchaser of the other part has paid up to the date of execution of this agreement for sale in all an amount of Rs.1,41,40,000 (Rs.One Crore Forty one Lakhs Forty Thousand only) to the Vendor of the one part in the following manner:-

Rs.41,00,000/- through RTGS on 22-02-2023
UTR No. UTIBR52023022
200359887/2911.

Rs. 40,00,000/- through RTGS on 08-02-2023
UTR No. UTIBR52023020
80035172/2911



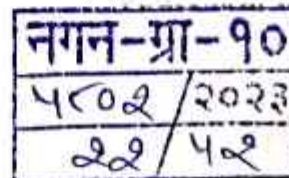
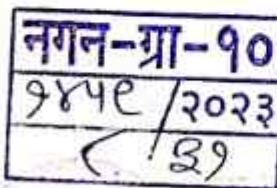
Rs. 25,00,000/- through RTGS on 16-02-2023
UTR No. UTIBR5202302
1600364530/2911.

Rs. 33,98,600/- through RTGS on 24-02-2023
UTR No. 5202302240
0356389.

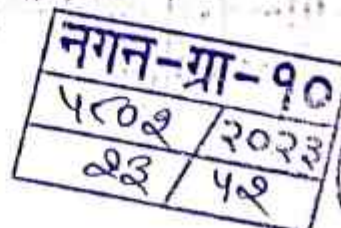
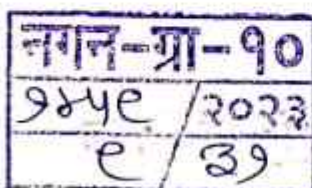
Rs. 1,41,400/- To the income tax department
by way of 1% TDS leviable on
this transaction for and on
behalf of and in the PAN
number of the Vendor.

Receipt of the aforesaid payment by way of
earnest money/advance in the manner stated
above is hereby admitted and acknowledged by
the Vendor of the one part and the balance sale
consideration of Rs. 1,74,60,000/- (Rs. One Crore
Seventy Four Lac Sixty Thousand only) is agreed
to be payable at the time of execution and
registration of the sale deed which is scheduled
to be executed on or before 05th day of August
2023.

4. Vendor of the one part has agreed to deliver the
vacant possession of the Said Land to the
Purchaser of the other part at the time of
execution of the sale deed upon receipt of the
entire balance sale consideration.

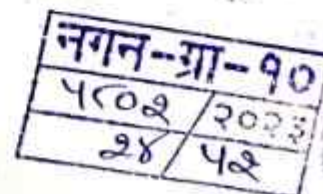
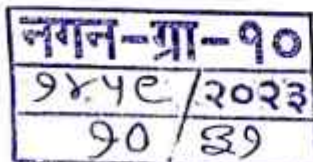


5. That all outgoing liabilities and dues in relation to the Said Land up to the date of execution of the sale deed shall be cleared and be paid by the Vendor of the one part and the liability to pay all future dues in relation to the Said Land from the date of execution of the sale deed shall lie on the purchaser of the other part.
6. It is agreed between the parties that 'Said Land' is agreed to be conveyed by the Vendor of the one part free from encumbrances, charge, lien, third-party interest of every kind whatsoever and a good, valid and marketable title free from any defect is agreed to be conveyed by him to the purchase of the other part.
7. The Vendor of the one part declare and assure the Purchaser that till date, he has not created any third-party interest nor during the subsistence of this agreement, he shall indulge in any act of creating third-party interest in relation to 'Said Land' or any portion thereof nor he will part with the possession thereof with anyone else.
8. Parties admits that whatever land area, he possesses and as recorded in the 7/12 extract pursuant to the partition as per compromise decree in RCS number 589/2013 (mediation Case No.81/2022) which exactly admeasuring 0.975 Hectare now renumbered as survey number 283/2 is agreed to be sold in its entirety



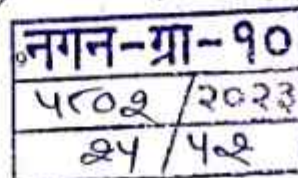
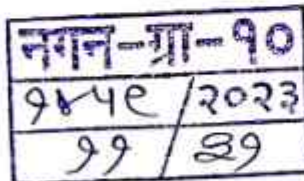
without retaining anything thereunder to and unto the Purchaser of the other part.

9. Parties herein have got the measurement of 'Said Land' duly conducted from TILR vide Revenue Case No. 282/2022 and the Purchaser has finalised the deal for purchase of 'Said Land' upon careful examination of all relevant papers such as 7/12 extract, measurement map et cetera and consequently no dispute either pertaining to the land area or to the title of the Vendor shall be raised by the Purchaser of the other part.
10. The Vendor of the one part agreed that during the period intervening the execution of this agreement and the sale deed, the Purchaser may commence the process of sanction etcetera for and in the name of the Vendor at Purchaser's expenditure and for this purpose, whatever co-operation in the form of any writing or application is required, the Vendor shall extend his cooperation without any excuse at the cost, risk and expenditure of the Purchaser of the other part.
11. The parties named above, admits that the description of the "Said Land" as given in the schedule hereunder is correct. If any misstatement, errors or omission is detected later on, the same shall not annul this agreement, but all such mis-statements, errors,



omissions shall be subject to the correction by the parties and/or their successors.

12. The Vendor of the one part may on request of the Purchaser execute and register the sale deed in favour of Purchaser or its nominee provided that the entire sale consideration is received by the Vendor from the Purchaser or its nominee in time.
13. In the event of delay in paying the balance consideration on or before stipulated date, the Vendor of the one part shall charge and the Purchaser of the other part shall become liable to pay the balance sale consideration together with interest thereon at the rate of 02% per month to the Vendor, however, payment of interest or recovery thereof shall not be construed as postponement of the execution of the sale deed indefinitely.
14. For the purpose of this agreement, Part Plan from Nagpur Mahanagar Pradesh Vikas Pradhikaran dated 16/2/23 is annexed herewith.
15. All expenses concerning the execution and registration of the sale deed such as Stamp Duty and registration fees et cetera shall be borne and incurred by the Purchaser of the other part.



DESCRIPTION OF PROPERTY

ALL that piece and parcel of Agricultural Land bearing Field Survey No. 283/2, admeasuring 0.975 Hectare, P.H. No.4-A, Assessed at Rs.2.75/- yearly, under Occupancy Right Class-1 situated at Mauza: LAVA, Tahsil Nagpur Rural, District Nagpur and the same is bounded as under:-

On its East by	- Land of Survey/Gut No.48
On its West by	- Land of Survey/Gut No.283/1
On its North by	- Land of Survey/Gut No.25
On its South by	- Road.

IN witness whereof, the Vendor and the Purchaser had annexed their respective signatures to this agreement in presence of the witnesses with their free consent and will and the same shall bind the parties herein as also their respective legal heirs, successors, representatives, executors, administrators, assigns, nominees etc.




(Ramesh Gorakhnath Dhone)
VENDOR

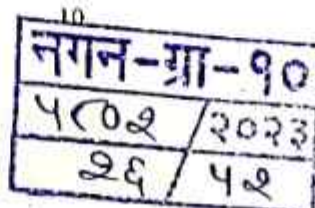
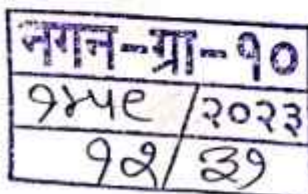


For M/s S.R. Groups


(Rajesh Devaji Lade)




(Sachin Balkrushna Ingle)
Partners
PURCHASERS



Witnesses:



1. Shrikant Wankhede

Shri Shrikant Vishnuji Wankhede,
R/o New Futala, Amravati Road, Nagpur



2. Shri Vaibhao Ramesh Dhone
2.13/23

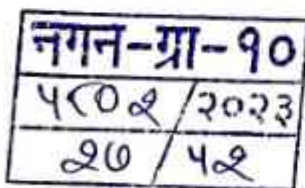
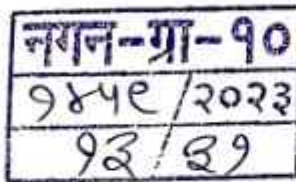


Shri Vaibhao Ramesh Dhone,
R/o Anjali Apartment, Gajanan Nagar, Somalwada, Nagpur
440015



Drafted by Manoj Khumkar, Advocate

Manoj Khumkar



जिला :- बागपूर

२८४/४

ग्रामाध्यक्ष जनार्दन क. शर्मा			विकासखंडीय योजना समिति					समाजसेवा समिति		मोबा
वर्ष	ग्राम	वर्षाव	विकास	विकास	विकास	विकास	विकास	विकास	विकास	विकास
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)

टीप :-** आपरबी नींद गोवाइरा तीव्र हारे धेनोत आलेली आहे

नमन-ग्रा-१०
१४५८/२०२३
१६/३९



नगन-ग्रा-१०	
५८०२	२०२३
३०	५२



नगन-ग्रा-१०	
१४५९	२०२३
१०	३९



[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- लाव्हा त.सा.क्र.४ अ

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आद्याक्षरी व शेरा
४०२५	फेरफाराचा प्रकार : अनौदणीकृत नोंदीचा प्रकार : आदेशाने जुना ७/१२ बंद व नवीन पोट हिस्सा तयार करणे फेरफाराचा दिनांक : ०६/०९/२०२३ माहिती मिळालेचा दिनांक : २६/१२/२०२२ सक्षम अधिकारी इतर यांनी त्यांचे कडील आदेश क्रमांक : क्र.दु.लि/आकार फोड पत्रक/मौजा-लाव्हा/२०२२ जावक क्र १३९२५/२०२३ दिनांक : २६/१२/२०२२ अन्वये पोटहिस्सा पत्रक आदेश झाल्याने खालील स.क्र./ ग.क्र. मधील क्षेत्र रुपांतरीत झाले असलेले नवीन सातबारा अस्तित्वात आणणे आवश्यक आहे त्या प्रमाणे मूळ ७/१२ बंद करून खलील प्रमाणे नवीन पोट हिस्से तयार केले . जुना ७/१२ बंद करून नवीन ७/१२ तयार करण्यास मान्यता दिलेली यादी : जुना ७/१२ : सर्व्हे क्रमांक : २८३ लागवडीयोग्य क्षेत्र : १.९५०० एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:०.०००० नवीन ७/१२ : सर्व्हे क्रमांक : २८३/१ लागवडीयोग्य क्षेत्र : ०.९७५० एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:०.०००० खाता क्रमांक : २१४९ नाव : सुलभा जयदेव पाटील नाव : प्रविण गोरखनाथ ढोणे नाव : पराग जगदीश रामटेके नाव : संघमित्रा रत्नाकर गजरे क्षेत्र : ०.९७५० आकरणी : २.७५ सर्व्हे क्रमांक : २८३/२ लागवडीयोग्य क्षेत्र : ०.९७५० एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:०.०००० खाता क्रमांक : २०५५ नाव : रमेश गोरखनाथ ढोणे क्षेत्र : ०.९७५ आकरणी : २.७५ वरील आदेशाप्रमाणे नवीन ७/१२ सुरु करणेत आले व मूळ ७/१२ वर ७/१२ बंद केला आहे असा शेरा नमूद करून गाव दफ्तरी नोंद घेतली.	२८३ (मंजूर), २८३/१ (मंजूर), २८३/२ (मंजूर) एकूण :- ३	उप अधीक्षक भूमी अभिलेख नागपूर ग्रामीण यांचे कार्यालय क्र.दु.लि/आकार फोड पत्रक/मौजा-लाव्हा/२०२२ जावक क्र १३९२५/२०२३ दिनांक : २६/१२/२०२२ अन्वये तसेच तहसिलदार नागपूर ग्रामिण यांचे पत्र क्र.म.स/कानुनगो/तह.नाग ग्र/कावि-१४१५/२०२२ दि २९ डिसेंबर २०२२ चे पत्रा नुसार नोंद प्रमाणित (सुभाष नथुजी शाडे) मंडळ अधिकारी:- वाडी ता.: नागपूर (ग्रामीण) जि.: नागपूर दि.: ०९/०९/२०२३

नगन-ग्रा-१०	
५८०२	२०२३
३९	५२



आकार फोड पत्रक मौजा लाक्हा मो.र.क्र.२८२/२०२२ अतितातडी फोट हिरसा तसेच तहसिलदार नागपूर ग्रामिण यांचे पत्र क्र.म.स./कानुनगो/तह.नाग ग्रा/कावि-१४१५/२०२२ दि २९ डिसेंबर २०२२ चे पत्रा नुसार हितसंबंधितांना नोटीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि. ०९/०१/२०२३ (श्री. प्रविण केशवराव शंभरकर) तलाठी लाक्हा त.सा.क्र. ४ अ साझा लाक्हा त.सा.क्र. ४ अ ता. नागपूर (ग्रामीण) जि. नागपूर	
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"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- ०८/०२/२०२३

सांकेतिक क्रमांक :- २७०९०००९०१०८२८००००२२०२३३७५

(नाव :- श्री. प्रविण केशवराव शंभरकर)

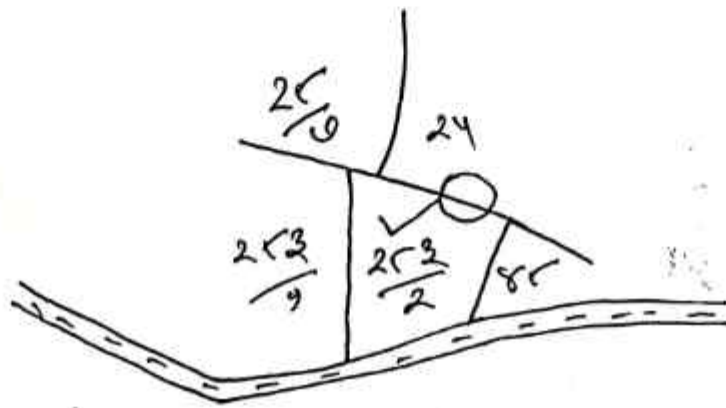
तलाठी साझा :- लाक्हा त.सा.क्र. ४ अ ता. नागपूर
(ग्रामीण) जि. नागपूर

नगन-ग्रा-१०
१४५९/२०२३
१८/३९



नगन-ग्रा-१०
५८०२/२०२३
३२/५२





N मीजा : लाव
 त.सा.क्र. : ४३
 तह : नागपुर (प्रा.)
 जि : नागपुर
 प्रमाण : ३:१०००
 S सन : १९९४-९५



नगन-ग्रा-१०
 १४५९/२०२३
 १९/३९



प्रा. अधिकारी
 त.सा.क्र. ४३, लाडा
 ता.नागपुर (प्रा.) जि. नागपुर

नगन-ग्रा-१०
 ५८०२/२०२३
 ३३/५२



મોજાગીને ક રણ :- અર્જદાર રમેશ ગોરખાજી ટોમે ય. સોનલખાડા તર. નાગપુર જિલ્લા નાગપુર ધર્મી દિગંત. ૩૧/૧૦/૨૦૨૨ ટેલી મોબીલી અર્જ દાખલ કેસ નંબર ૩૧/૧૦/૨૦૨૨ છે. અદિ અદિવાદી પોટ દિસ્તા કરોલેસનો અર્જ કેસેસન સદરે મોબીલી કમ કોટે ડાંચે. મોજા લખા તર. પ્રમીપ ધિ. નાગપુર ધેમીલ પટ નં. ૨૮૩ છે. અદિ અદિવાદી પોટ દિસ્તા કરોલેસનો અર્જ કેસેસન સદરે મોબીલી કમ કોટે ડાંચે.

‘ક પ્રત’



પ્રમાણ :- ૧૩૦૦
મોજા :- ૧૦૦
પટ નં. :- ૪૪
જામીન :- નાગપુર ધર્મી
જિલ્લા :- નાગપુર

મોજાગીની રજી નંબર :- ૨૮૩/૨૦૨૨

મોજાગીના પ્રકાર :- અદિ અર્જી અદાલત પેટ દિસ્તા
મોજાગીના પટ નં. :- ૨૮૩
મોજાગી દિગંત :- ૦૭/૧૧/૨૦૨૨
મોજાગી કાગળ :- પત્રા કેસે, મુકાબલો

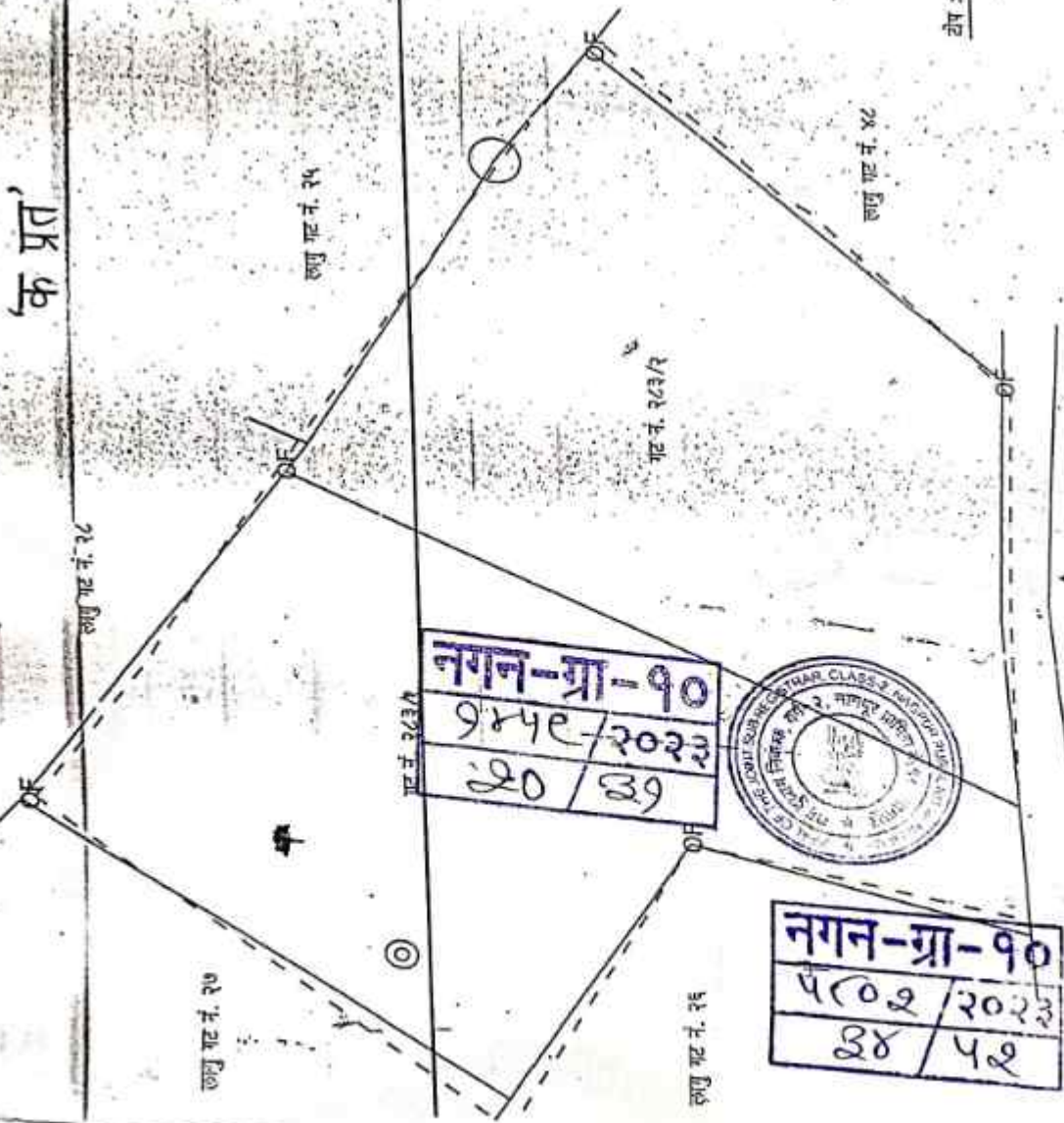
મોજાગીના દિગંત વ બુલતા :-

- ૧) --- ચામીને અર્જદાર, સરકાર, હાજરકાર પાની મોજાગી મુજબે દાખલેલી મોજાગી અર્જ
- ૨) --- ચામીને પ્રવાલિત નકશા પ્રમાણે પટ નં. ૨૮૩ ચો હરદ અર્જ.
- ૩) --- ચામીને વિદુત ટાંચ વ ફાડ વિહોર અર્જ.
- ૪) OF પામીને અર્જદાર કાઢકલેલા કામન લુગા અર્જ.
- ૫) --- પામીને પોટોસા હરદ અર્જ.

ટીપ :- ૧) હર મોજાગી કર્જદારી મા. સર્વે વિમાન ગયાવ હાજરકાર નાગુર મતિન પાને નમુલ ન્યાયલય કઠોલ પંચા.ક-૧૦/સ.આ.કો-૪૩/૨૦૨૧-૨૨ નેમ્બર ૫૩૨. ૪૪
અર્જદાર પોટ નં. ૧૧ ઓક્ટ ૨૦૨૨ અર્જદાર કાગળ આલે.
૨) હર મોજાગી પ્રકારના પ્રવાલિત અર્જદાર નકશાને અર્જદાર મોજાગી કર્જદારી કરોલે અર્જ અર્જ અર્જદારે દાખલેલી મોજાગી વ પ્રવાલિત અર્જદાર નકશા નેમ્બર અર્જદારે અર્જદાર પોટ દિસ્તા કાગળ આલે.

મોજાગી સમયી હવર દિશાગી પાને વ સ્થાપી :-

- ૧) અર્જદાર રમેશ ગોરખાજી ટોમે
- ૨) મુલકા અર્જદાર પાટોલ
- ૩) જિલ્લા પ્રવાલિત નિયમ



વરિષ્ઠાધિકાર કરનાર
૬.૫.૨૦૨૩



आधार



भारत सरकार



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India



वीरेंद्र विमलजी चव्हाणे
Chavhan Vimalji Wankhede
आय सीआर डीओB 14/03/1988
पुल्ल : MALE

नागपूर महानगर प्रदेश विकास प्राधिकरण

स्टेशन रोड, सटर, नागपूर - 440002

फोन नं. 2433202, पी.बी.एक्स.नं. 2431431, 2431432, फॅक्स नं. 2431243, 2431433

नागपूर महानगर प्रदेश विकास योजना

महानगर प्रादेशिक नियोजन व नगर स्थान अधिनियम 1966 चे कलम 33 (2) अन्वये कामकाजला लागू विभागणी अधिनियम 1967
टिपिंगम-2015/प्र.क्र.122(अ)/2015/एम.एम. नवि-9, दिनांक 04/08/2015 आणि अधिनियम 1967
प्र.क्र.122(ब)/ई.पी./2015/नवि-9, दिनांक 04/08/2015 अन्वये भागडा मंजूर नसणे अधिनियम 1967
प्र.क्र.122(ब)/ई.पी./2015 नवि-9, दिनांक 09/02/2015 अन्वये लागू केलेल्या शेजारी विकास योजना मंजूर

झोन दाखला / प्रमाणपत्र :-

भाग नकाशा :-

मंजूर विकास योजना नकाशा नुसार विषयावधीत जागेचे
पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसल्याचा झोन
दाखला देण्यात येत आहे.

01. DP Sheet Number : 70
02. Tahsil Name : Nagpur (Rural)
03. Mouza : Lava
04. Khasra No : 283
05. Land Use as per DP : West B - Sector, Residential, 18.00 M. Road Widening, Road.
06. Sanctioned EP :-
07. Sanctioned SM : AsPer SM-239 Modify Survey number and boundry as per village map.



नगन-ग्रा-90
984E/2023
29/29



Date : 16-02-2023



62023021469

RAMESH
RUPCHAN
D CHOURE

Digitally signed by
RAMESH RUPCHAND
CHOURE
Date: 2023.02.16
17:52:05 +05'30'

नगर रचनाकार

नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर

- टीप :- 1) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकारचा प्रवानगी म्हणून उपयोग करता येणार नाही.
2) सदर झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य घेता येणार नाही.
3) नविन/जुना एकविन झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या म्हातार खात्री करवी
4) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा सोराकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसार
प्रस्ताव ग्राह्य घेण्यात येईल
5) सदर दाखला वगैरे नमूद जावक क्रमांक दिवण्यासून केवळ तीन महिन्यांपर्यंत ग्राह्य समजल्या जाईल
6) सदर भाग नकाशा हा प्रमाणान नाही.
7) अर्जदाराने पुढील कोणत्याही काळीस काळीसाले मिळत नसल्यास मूळ मंजूर विकास योजना नकाशा नुसार

Prepared By : AATAYWADE

नगन-ग्रा-90
4002/2023
34/42



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नॉदणी क्रमांक/Enrolment No.: 1190/10438/03530



विवरण विस्तारीत करण्यात आले
जन्म तारीख/DOB: 14/03/1988
पुरुष / MALE



9927 9840 7868

आधार - सामान्य माणसाचा अधिकार

To: Vaibhav Ramesh Dhone
(वैभव रमेश धोणे)
Plot No. 4 Flat No. 2 Anjali app
Wardha Road
Near hanuman Mandir
Shyam Nagar - Rahul Nagar Somawada
Nagpur
Maharashtra - 440025

Date: 24/07/2011

Ref. No.: 00003082-00023214-00014281



UA 01725341 0 IN

आपला आधार क्रमांक / Your Aadhaar No.:

9683 5693 0443

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA
वैभव रमेश धोणे
Vaibhav Ramesh Dhone

जन्म वर्ष / Year of Birth: 1981
पुरुष / Male

9683 5693 0443



आधार - सामान्य माणसाचा अधिकार

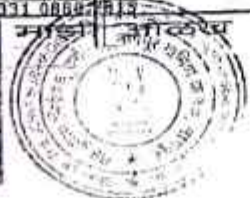
नगन-ग्रा-१०
१४५६/२०२३
२३/३९



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAMESH GORAKHNATH DHONE
GORAKHNATH MAROTRAO DHONE
18/02/1954
Permanent Account Number
AERPD1374A
Signature



भारत सरकार
GOVERNMENT OF INDIA
सचिन दत्तकृष्ण इंगळे
Sachin Dattakrishna Ingole
जन्म तारीख/DOB: 28/10/1982
पुरुष / MALE
4086 7836 6779
UID: 9105 7331 0880 2815



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
पत्ता:
वाराडकार ले-आउट च्या अगोदर, ३१ प्रिटी सोसिटी
गोवर्धन नगर हजारी पहाड, वायव्य नगर,
नागपूर - ४४०००७
Address:
waradkar lay-out chya agodar, 31 priti society
govardhan nagar hazari pahad, Vayavya Nagar
G.O. Nagpur,
Maharashtra - 440007
4086 7836 6779
UID: 9105 7331 0880 2815



नगन-ग्रा-१०
५८०२/२०२३
३०/५२

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O. देवजी लडे, ए 1/405 फॉरेस्ट इम्प्लाय वी.ओ.
हस्तलिखित सोसाईटी, कटोल रोड, नगर पंचायत शाळे जवळ,
सेमिनरी हिल्स, कटोलरोड, नागपूर,
महाराष्ट्र - 440013

Address:
S/O. Devaji Lade, A 1/405 FOREST
IMPLAI CO-OP HOUSING SOCIETY,
KATOL ROAD, NEAR CENTER POINT
SCHOOL, SEMINARI HILLS, Katolroad,
Nagpur,
Maharashtra - 440013

9910 2889 1127
VID: 9188 2446 9457 9902

[Signature]

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O विष्णुजी वानखेदे, अमरावती रोड,
न्यू फुटाला एन.एम.सी. स्कूल के पास,
गल्लरी नं. 4, न्यू फुटाला, नागपूर, नागपूर,
महाराष्ट्र - 440033

Address:
S/O Vishnuji Wankhede,
AMRAVATI ROAD, NEAR NEW
FUTALA N.M.C. SCHOOL, GALL
NO. 4, NEW FUTALA, NAGPUR
Nagpur,
Maharashtra - 440033

1047
1800 300 1547
help@uidai.gov.in
www.uidai.gov.in P.O. Box No.1947,
Bangalore-562 001

[Signature]

नगन-ग्रा-१०
984E/2023
28/39



नगन-ग्रा-१०
4502/2023
35/42



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1190/10438/03674

To
Ramesh Gorakhnath Dhone
(रमेश गोरखनाथ धोने)
Plot n 4 Flat n 2, Anjak Appl
Wardha Road
New Gajanan Mandir
Rohul Nagar, Somawada
Nagpur
Nagpur
Maharashtra - 440025

Ref No. 00017405-00068495-00068607



UB 04064716 9 IN

आपला आधार क्रमांक / Your Aadhaar No. :

4047 3421 6686

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

रमेश गोरखनाथ धोने
Ramesh Gorakhnath Dhone
जन्म वर्ष / Year of Birth : 1954
पुरुष / Male



4047 3421 6686

आधार - सामान्य माणसाचा अधिकार

[Signature]



CHALLAN
MTR Form Number-6



GRN	MH016151711202223E	BARCODE	[Barcode]		Date	01/03/2023-18:14:36	Form ID	252
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
					PAN No. (If Applicable)	AEXF57225J		
Office Name	NGGPWAGPUR NO10 RURAL SUB REGISTRAR				Full Name	Ms S R GROUPS Partner Sachin Balkrushna Ingle		
Year	2022-2023 One Time				Flat/Block No.	Agricultural Land Survey No. 283/2		
Account Head Details	Amount In Rs.		Premises/Building					
0030046401 Stamp Duty	1896000.00		Road/Street		Mouza Lawa Tahsil Nagpur Gramin			
0030063301 Registration Fee	30000.00		Area/Locality		Nagpur			
			Town/City/District					
			PIN		4 4 0 0 2 3			
			Remarks (If Any)		PAN2=AFRPD1374A-SecondPartyName=Ramesh Gorakhnath			
					Dhone-CA=31600000-Marketval=25938250			
			Amount In		Nineteen Lakh Twenty Six Thousand Rupees Only			
			Words					
Total	19,26,000.00							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.	00040572023030180688	IK0CCZPHJ7	
Cheque/DD No.			Bank Date		RBI Date	01/03/2023-06:16:43	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		61 , 02/03/2023			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

संदर्भ चालन केवल दस्तावेज का कार्यालय में ही दर्ज करने के लिए है। यह चालन नगरपालिका के कार्यालय में दर्ज करने के लिए नहीं है।

Challan Defaced Details

नगन-ग्रा-१०
१४५६/२०२३
२५/३९



Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-274-1459	000806406720223	02/03/2023-16:50:54	IGR539	30000.00
2	(IS)-274-1459	000806406720223	02/03/2023-16:50:54	IGR539	1896000.00
Total Defacement Amount					19,26,000.00

नगन-ग्रा-१०
५८०२/२०२३
३६/५२



Transaction ID : 202302246530

शेकनाचे वर्ष : 2022
 रूत : नागपूर
 तालुका : नागपूर (ग्रामीण)
 मूल्य विभाग : 9.4.2-उपरीत ठिकाणच्या रहिवासा व दुतार बापराच्या विकसनक्षम जमिनी
 गाचे नांव : Nagpur Municipal Corporation
 ई नंबर/ गट नंबर : 283

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सोजमापनाचे एकक
3470	21120	24300	27800	0	चौ मीटर

मिळकतीचे क्षेत्र 9750 चौ. मीटर Bulk Land

Applicable Rules : 16 व

1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 3470/-

$$500 \text{ चौ. मीटर क्षेत्रासाठी मूल्य} = 500 \times 3470$$

$$= 1735000/-$$

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर = 3123/-

$$1500 \text{ चौ. मीटर क्षेत्रासाठी मूल्य} = 1500 \times 3123$$

$$= 4684500/-$$

3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर = 2776/-

$$2000 \text{ चौ. मीटर क्षेत्रासाठी मूल्य} = 2000 \times 2776$$

$$= 5552000/-$$

4. 5750चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर = 2429/-

$$5750 \text{ चौ. मीटर क्षेत्रासाठी मूल्य} = 5750 \times 2429$$

$$= 13966750/-$$

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य + मिळकतीचे क्षेत्र (4) मूल्य

$$= 1735000 + 4684500 + 5552000 + 13966750$$

- Rs. 25938250/-

- र दोन करोड एकोणसाठ लाख अडतीस हजार दोन शे पन्नास /-

नगन-ग्रा-१०
 १४५६/२०२३
 २०/३९



नगन-ग्रा-१०
 ५८०२/२०२३
 ४९/५२



दस्त गोपवारा भाग-1

नगन(ग्रा)

२२-३९

दस्त क्रमांक: 1459/2023

०२ मार्च 2023 4:51 म.नं.
नगन(ग्रा) /1459/2023
मूल्य: रु. 2,59,38,250/-
मुद्रांक शुल्क: रु. 18,96,000/-

मोवदला: रु. 3,16,00,000/-

ड. नि. मह. ड. नि. नगन(ग्रा) यांचे कार्यालयात
प्र. क्र. 1459 वर दि.02-03-2023
वेळी 4:45 म.नं. वा. हजर केला.

पावती: 1960

पावती दिनांक: 02/03/2023

सादरकरणाचे नाव: मे. एस आर गुप्त तर्फे भागीदार मचिन वाळकृष्ण इंगळे

मोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण: 30520.00

कमी पडलेले पाणे फी रु-१००
पावती क्रं १९६१ - दिनांक २/३/२०२३
अन्वये पसुल

दस्त हजेर करणाऱ्याची मही:

सह मुख्य निबंधक, वग-२,
नागपूर आजीण क. १०, नागपूर

सह मुख्य निबंधक, वग-२,
नागपूर आजीण क. १०, नागपूर



दस्तावेज प्रकार: विक्ती करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा त्यासगत अधिकार क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिनियमाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्येक बाजार मूल्याचे निधान) नियम, 1995 अन्वये प्रकाशित आलेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिफा क्र. 1 02 / 03 / 2023 04 : 45 : 40 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 02 / 03 / 2023 04 : 47 : 01 PM ची वेळ: (फी)

नगन-ग्रा-१०
५०२ / २०२३
४३ / ५२



2023 4 54:27 PM

दस्तावेज गोपचारा भाग-2

नगर(ग्रा)

30-39

दस्तावेज क्रमांक: 1459/2023

नगर(ग्रा)/1459/2023
प्रकार :- विकी करारनामा

पक्षकारांचे नाव व पत्ता

नाव: रमेश गोरखनाथ डोणे ..

पत्ता: प्लॉट नं. .., माळा नं. ... इमारतीचे नाव: .., ब्लॉक नं. .., रोड नं. ..
फ्लॅट नं. 2 प्लॉट नं. 4 अंजनी अपार्टमेंट गजानन नगर वर्धा रोड
सोमनाथनाग नागपूर 9665958940, महाराष्ट्र, नागपूर.
पिन नंबर: AFRPD1374A

पक्षकाराचा प्रकार

लिहून देणार

वय :- 69

स्वाक्षरी:-

Rhone

छायाचित्र



अंगठ्याचा दृश्य

2 नाव: मे. एस आर गुप्ता तर्फे भागीदार राजेश देवाजी लाडे
पत्ता: प्लॉट नं. .., माळा नं. ... इमारतीचे नाव: .., ब्लॉक नं. .., रोड नं. ..
405 फोरम्ट एम्प्लॉई को-ऑप. सोसायटी काटोन रोड, सेंटर पॉइंट
शाळेजवळ, सेमिनरी हिल्स नागपूर 9850307242, महाराष्ट्र,
नागपूर.
पिन नंबर: AEXFS7225J

लिहून घेणार

वय :-

स्वाक्षरी:-

Rhone

3 नाव: मे. एस आर गुप्ता तर्फे भागीदार मनिन बाळकृष्ण इंगळे
पत्ता: प्लॉट नं. .., माळा नं. ... इमारतीचे नाव: .., ब्लॉक नं. .., रोड नं. ..
प्लॉट नं. 31 बर्डीडकर लेआऊट प्रीती सोसायटी हजारी पहाड नागपूर
9990006662, महाराष्ट्र, नागपूर.
पिन नंबर: AEXFS7225J

लिहून घेणार

वय :-

स्वाक्षरी:-

Rhone

वरील दस्तावेज करून देणार तथाकथीत विकी करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 02 / 03 / 2023 04 : 48 : 47 PM

ओळख:-

दस्तावेज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संयंती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याचबरोबर प्रत्येक माहिती पुढीलप्रमाणे आहे.

सह दुय्यम निवेद्यक. वर्ग-२,

नागपूर शालीण क. १० नागपूर

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार रमेश गोरखनाथ डोणे ..	02/03/2023 04:50:23 PM	रमेश गोरखनाथ डोणे M XXXX XXXX 6686
2	लिहून घेणार मे. एस आर गुप्ता तर्फे भागीदार राजेश देवाजी लाडे	02/03/2023 04:50:02 PM	राजेश देवाजी लाडे M XXXX XXXX 1127
3	लिहून घेणार मे. एस आर गुप्ता तर्फे भागीदार मनिन बाळकृष्ण इंगळे	02/03/2023 04:49:28 PM	मनिन बाळकृष्ण इंगळे M XXXX XXXX 6779

शिक्का क्र.4 ची वेळ: 02 / 03 / 2023 04 : 50 : 29 PM

NGR10

सह दुय्यम निवेद्यक. वर्ग-२,
नागपूर शालीण क. १०, नागपूरनगर-ग्रा-१०
५८०२/२०२३
२५/५२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms S R GROUPS Partner Sachin Balkrushna Ingle	eChallan	00040572023030180688	MH016151711202223E	1896000.00	SD	0008064067202223	02/03/2023
2		DHC		0103202313488	520	RF	0103202313488D	02/03/2023
3	Ms S R GROUPS Partner Sachin Balkrushna Ingle	eChallan		MH016151711202223E	30000	RF	0008064067202223	02/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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2. Get print immediately after registration.

1459 /2023

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नगन-ग्रा-१०
१४५९/२०२३
३१/३१



१ नंवराचे बुकाचे
१४५९ नंवरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण ३१ पाने आहेत.

(६५)

सह दुय्यम निबंधक, वर्ग-२
नागपूर ग्रामिण क. १०, नागपूर
दि ११ मार्च ०३ सन २०२३

२१३१२३
६३८

नगन-ग्रा-१०
५८०२/२०२३
४६/५२



Face Number
Defect Date
223 02/03/2023
2023

भारत सरकार
GOVERNMENT OF INDIA



वीभव रमेश धोने
Vaibhav Ramesh Dhone
जन्म तारीख/DOB: 14/03/1988
पुरुष / MALE



9927 9840 7868

Shubh

आधार - सामान्य माणसाचा अधिकार

आधार
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEXFS72250



नोंदणी क्रमांक/Enrolment No.: 1190/10438/03530

To: Vaibhav Ramesh Dhone
(वैभव रमेश धोने)
Plot No. 4 Flat No. 2 Anjali app.
Wardha Road
Near Hanuman Mandir
Shyam Nagar, Rahul Nagar Samalwade
Nagpur
Maharashtra - 440026

Date: 24/07/2011

Ref. No: 00003082-00023214-00014281-
UA 01725341 0 IN

आपला आधार क्रमांक / Your Aadhaar No.
9683 5693 0443

भारत सरकार
GOVERNMENT OF INDIA



राजेश देवाजी लडे
Rajesh Devaji Lade
जन्म तारीख/DOB: 05/11/1971
पुरुष / MALE



9910 2889 1127
VUID: 9188 2440 9457 9202

माझी आधार, माझी ओळख

Deade

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



वैभव रमेश धोने
Vaibhav Ramesh Dhone

जन्म वर्ष / Year of Birth: 1981
पुरुष / Male

9683 5693 0443



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAMESH GORAKHNATH DHONE
GORAKH NATH MARSTRAG DHONE

18/02/1981

AEPD1374A



Dhona

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



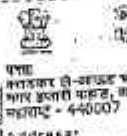
सचिन बाळरुषिया इंगळे
Sachin Balirushia Ingle
जन्म तारीख/DOB: 28/10/1982
पुरुष / MALE

जन्म - 28/10/1982
9683 5693 0443

माझी आधार, माझी ओळख

4502/2023
80/42

भारतीय विशिष्ट ओळख प्राधिकरण
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पत्ता
आयकर विभाग व्हाईट फ्लाय रोड, 31 प्रिड सोसायटी गावडी
भाय डुलारी महल, वायुसेना नगर ए.ओ, नागूर,
महाराष्ट्र - 440007

Address:
waibhav lay-out chya agdgar, 31 prid society
bayal nagar hazari pahad, Vayuseena Nagar
S.O, Nagpur,
Maharashtra - 440007



4086 7836 6779
VUID: 9185 2341 0880 2815

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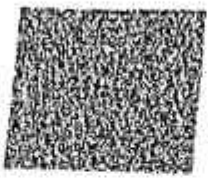



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
 S/O. देवजी लदे, 1/405 फॉरेस्ट हिल्स कॉ-ओ
 इम्प्लाय को-ओपरेटिव्ह सोसायटी, कटोल रोड, नगरपूर, महाराष्ट्र - 440013

Address:
 S/O. Devaji Lade, A 1/405 FOREST
 IMPLAI CO-OP HOUSING SOCIETY,
 KATOL ROAD, NEAR CENTER POINT
 SCHOOL, SEMINARI HILLS, Katol Road,
 Nagpur,
 Maharashtra - 440013

9910 2889 1127
 VID: 9288 2445 9497 8602








भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1190/10438/03674

To: Ramesh Gorakhnath Dhone
 (रमेश गोरखनाथ धोने)
 Flat n.4 Flat n. 2, Anjali Appt
 Wardha Road
 Near Gajanan Mandir
 Rahul Nagar, Somalwada
 Nagpur
 Maharashtra - 440025

Date: 17/08/2011



आपला आधार क्रमांक / Your Aadhaar No.:
4047 3421 6686

आधार - सामान्य माणसाचा अधिकार



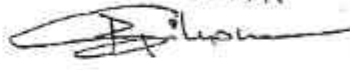
भारतीय सरकार
GOVERNMENT OF INDIA

रमेश गोरखनाथ धोने
 Ramesh Gorakhnath Dhone
 जन्म वर्ष / Year of Birth: 1954
 पुरुष / Male



4047 3421 6686


आधार - सामान्य माणसाचा अधिकार




भारतीय विशिष्ट ओळख प्राधिकरण
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पत्ता:
 S/O विष्णुजी बानवडे, अमरावती रोड,
 मधु फुटाला दल.एम.सी. स्कूल के पास,
 गल्ली नं. 4, मधु फुटाला, नागपूर, महाराष्ट्र - 440033

Address:
 S/O Vishnuji Bannavade,
 AMRAVATI ROAD, NEAR NEW
 FUTALA N.M.C. SCHOOL, GALL
 NO. 4, NEW FUTALA, NAGPUR
 Nagpur,
 Maharashtra - 440033



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 Bengaluru-560 001

नगन-ग्रा-१०
५८०२ २०२३
४८ ५२



OP - 11-11-11



नगन-ग्रा-१०
५०२ / २०२३
४९ / ५२



दस्त गोषवारा भाग-1

नगन(ग्रा) ५०-५२

दस्त क्रमांक: 5802/2023

13:52

5802
07 ऑगस्ट 2023 1:52 म.नं.
दस्त क्रमांक: नगन(ग्रा) /5802/2023

बाजार मूल्य: रु. 2,59,38,250/-

मोबदला: रु. 3,16,00,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No1459-2023 Amt. 30000

दु. नि. मह. दु. नि. नगन(ग्रा) यांचे कार्यालयात

अ. क्र. 5802 वर दि.07-08-2023

रोजी 1:49 म.नं. वा. हजर केला.

पावती:7837

पावती दिनांक: 07/08/2023

सादरकरणाचे नाव: मे. एस आर गुप्ता तर्फे भागीदार सचिन बाळकृष्ण इंगळे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूण: 1140.00

दस्त हजर करणाऱ्याची सही:

NGR10

सह दुय्यम निबंधक, वग-२,

नागपूर ग्रामीण क. १०, नागपूर

दस्ताचा प्रकार: विक्रीपत्र

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात. कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ (कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशाच्या प्रत्यक्ष बाजार मूल्याचे निर्धारण) नियम, 1995

शिक्का क्र. 1 07 / 08 / 2023 01 : 49 : 24 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 07 / 08 / 2023 01 : 52 : 07 PM ची वेळ: (फी)

सह दुय्यम निबंधक, वग-२,
नागपूर ग्रामीण क. १०, नागपूर

दस्तावेज गोपनाग भाग-2

नगण(श)

49-42

दस्तावेज क्रमांक:5802/2023

08/08/2023 1 57:33 PM

दस्तावेज क्रमांक:नगण(श)/5802/2023
दस्तावेज प्रकार:-विक्रीपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:रमेश गोरखनाथ डोणे
पत्ता:प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, ब्लॉक नं. २, रोड
नं: फर्नट नं. 2 प्लॉट नं. 4 अंजली अपार्टमेंट गजानन नगर वर्धा
रोड सोमलवाडा नागपूर 9665958940, महाराष्ट्र, नागपूर.
पिन नंबर:AFRPD1374A

पक्षकाराचा प्रकार

निवृत्त देशा

वय :-69

स्वाक्षरी:-

छायाचित्र



दस्ता प्रमाणित



2 नाव:मे. एम आर गुप्ता तर्फे भागीदार राजेश देवाजी लाडे
पत्ता:प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, ब्लॉक नं. २, रोड
नं: ए 405 फोरस्ट गम्प्लोई को-ऑप. सोसायटी कादोल रोड, मंदर
पॉइंट शाळेजवळ, मेमिनरी हिल्स नागपूर 9850307242,
महाराष्ट्र, नागपूर.
पिन नंबर:AEXFS7225J

निवृत्त देशा

वय :-

स्वाक्षरी:-



3 नाव:मे. एम आर गुप्ता तर्फे भागीदार मचिन वाळकृष्ण इंगळे
पत्ता:प्लॉट नं. २, माळा नं. २, इमारतीचे नाव: २, ब्लॉक नं. २, रोड
नं: प्लॉट नं. 31 वर्धाडकर लेआऊट प्रीमी सोसायटी हजारी पहाड
नागपूर 9990006662, महाराष्ट्र, नागपूर.
पिन नंबर:AEXFS7225J

निवृत्त देशा

वय :-

स्वाक्षरी:-



वरील दस्तावेज करून देणार तयारकीत विक्रीपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ:07 / 08 / 2023 01 : 56 : 42 PM

ओळख:-

खानीन इसम असे निवेदीत करताना की ते दस्ताऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

सह दुय्यम निबंधक, वर्ग-२,

नागपूर प्रांतीय क. १० नागपूर

छायाचित्र

दस्ता प्रमाणित

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:श्रीकांत विष्णुजी वानखेडे ..
वय:37
पत्ता:न्यू फुटाळा अमरावती रोड नागपूर
पिन कोड:440033

स्वाक्षरी



2 नाव:वेभव रमेश डोणे ..
वय:41
पत्ता:फर्नट नं. 2 प्लॉट नं. 4 अंजली अपार्टमेंट गजानन नगर वर्धा रोड
सोमलवाडा नागपूर
पिन कोड:440025

स्वाक्षरी



शिका क्र.4 ची वेळ:07 / 08 / 2023 01 : 57 : 59 PM

सह दुय्यम निबंधक, वर्ग-२,
नागपूर प्रांतीय क. १० नागपूर

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms S R GROUPS	eChallan	00040572023080146497	MH006062103202324E	100.00	SD	0003282163202324	07/08/2023
2		DHC		0508202301680	1040	RF	0508202301680D	07/08/2023
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५२	५२



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५०२ नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकुण ५२ पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२
नागपूर ग्रामिण क्र.१०, नागपूर.
दि. ०७.०८.२३ माहे ०८ सन २०२३

७-८-२३
८.००

